

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**IN RE:** : **CHAPTER 13**  
: **Joyce A. Farrare** : **NO. 19-15055-AMC**  
:

**ORDER**

**AND NOW**, this \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
upon consideration of the Motion to Sell Real Property filed by  
debtor, upon notice to all interested parties, and any response  
thereto, it is hereby

**ORDERED**, that Debtor is authorized to sell his/her real  
property located at 5328 Yocum Street, Philadelphia, PA 19143  
("Property"), with all liens to be paid at closing, for the sale  
price of \$110,000.00 (one hundred ten thousand dollars), pursuant  
to the terms of a certain real estate agreement of sale dated as  
of September 6, 2022 and addendum dated September 21, 2022 to the  
buyer(s) thereunder, Siddequah H. Bilal("Buyer"), who have been  
represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a  
deposit made by or on behalf of the Buyer, shall be distributed  
in the following manner:

The Mortgage shall be paid off in full at settlement along  
with any other items such as real estate taxes, sewer, trash,  
utilities and any real estate commission in an amount not greater  
than 6.00%

The Debtor shall receive his exemption at closing in the  
amount of \$25,150.00 (twenty five thousand one hundred fifty  
dollars).

All other funds shall be paid to the Chapter 13 Trustee who  
shall make disbursement in accordance with the plan and claims  
filed in this case.

The 14 day appeal period is hereby waived.

The title clerk shall fax a completed HUD-1 or settlement  
sheet from the closing directly to the Trustee immediately upon  
the close of the settlement, and the Trustee shall promptly  
notify the title company of his approval or objections to the  
sums to be disbursed. Upon Trustee approval, the title clerk  
shall fax a copy of the disbursement check to the Trustee, and  
shall immediately transmit the actual disbursement check to the

Trustee by overnight courier.

BY THE COURT:



Date: October 19, 2022

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ASHELY M. CHAN  
UNITED STATES BANKRUPTCY JUDGE